

NO TRANSFER  
TAX PAIDWARRANTY DEED  
Joint Tenancy

029973

Know All Men By These Presents

That Hildegarde S. Spalding of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by S. Peter Spalding and Hildegarde S. Spalding of Waterville in the County of Kennebec and State of Maine, and whose mailing address is 26 Cherry Hill Terrace, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said S. Peter Spalding and Hildegarde S. Spalding as joint tenants and not as tenants in common, their heirs and assigns forever;

A certain lot or parcel of land situated on the northerly side of Cherry Hill Terrace in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows.

Beginning at a point on the northerly sideline of Cherry Hill Terrace at the southeasterly corner of land now or formerly of S. Peter and Hildegarde S. Spalding as recorded in the Kennebec County Registry of Deeds Book 1076 Page 98 and the southwesterly corner of land now or formerly of Hildegarde S. Spalding as recorded in said Registry Book 1416 Page 553. Thence by the following courses and distances:

1) N 45° 38' 25" W along land of said S. Peter and Hildegarde S. Spalding a distance of One Hundred Seventy-three and 75/100ths (173.75) feet to an iron pin found and land now or formerly of Earle M. Davis as recorded in said Registry, Book 1625 Page 27.

2) N 52° 09' 15" E along land of said Davis a distance of Ten and 76/100ths (10.76) feet to an iron pin set and remaining land of said Hildegarde S. Spalding.

3) S 45° 38' 25" E along the remaining land of said Hildegarde S. Spalding a distance of One Hundred Seventy-nine and 50/100ths (179.50) feet to an iron pin set and the northerly sideline of Cherry Hill Terrace.

4) S 78° 26' 14" W along the northerly sideline of Cherry Hill Terrace a distance of Twelve and 88/100ths (12.88) feet to the point of beginning.

The above described parcel containing 1,884 square feet is a portion of the property conveyed to Hildegarde S. Spalding as recorded in Kennebec County Registry of Deeds Book 1416 Page 553. Bearings are referenced to magnetic 1988. Reference is made to a Plan of Property owned by S. Peter and Hildegarde S. Spalding by K & K Land Surveyors, Inc. dated November, 1988. All iron pins set are 1/2" rebar, capped RLS# 1318.

The northerly portion of the above premises is subject, however, to an easement in favor of the land adjacent easterly for a sewer line benefiting said adjacent property running from the public sewer lying just northerly of the adjoining property of the grantees herein, which easement area, however, is to be maintained in its present state.

Reference is made to the restrictions, covenants, etc. as contained in the deeds referenced herein; this conveyance enlarging the existing homestead lot of the grantees herein; and the remainder of the lot from which this parcel is conveyed remains subject to the same, as well. However, reference is made to affidavits recorded in the Kennebec County Registry of Deeds Book 1459 Page 729 and Book 1462 Page 868 which correct and modify restriction FOURTH therein. 42-47

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said S. Peter Spalding and Hildegard S. Spalding as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Hildegard S. Spalding have hereunto set my hand and seal this 28th day of November, 1988.

Signed, Sealed and Delivered  
in the presence of

Kathie A. Sawtelle Hildegard S. Spalding  
Hildegard S. Spalding

STATE OF MAINE  
KENNEBEC, SS.

DATE: November 28, 1988

Personally appeared the above named Hildegard S. Spalding and acknowledged the above instrument to be her free act and deed.

Before me,

Kathie A. Sawtelle  
Notary Public



Kathie A. Sawtelle  
Notary Public  
My Commission Expires 8-21-94

RECEIVED KENNEBEC SS

1988 DEC 21 AM 9:00

WITNESSES: Theresa B. [unclear]  
REGISTER OF DEEDS